







South Bay Area Cost of Development Survey 2004-2005



Welcome to our Survey Readers!

The Home Builders Association of Northern California is enthusiastic about this continuing partnership with the Planning, Building and Code Enforcement Department of the City of San Jose in the preparation of this survey. Our organization is a professional association of home builders, developers, trade contractors, suppliers and related industry businesses who are dedicated to the advancement of the home building industry. Many of our 1,000 members do business in the South Bay.

The survey you are about to read is an innovative product. This is the second year we've summarized the key fees costs incurred during the development and construction process of a South Bay home, condominium or commercial building. The information presented is a compilation of city fees as well as data about other costs imposed by public bodies, such as development taxes and impact and capacity fees (park, library, street trees and sewage fees). This broader analysis of the real cost of doing business gives an overall perspective and provides comparative jurisdictional information about development costs to our members, elected officials and public agencies.

Fees and charges vary from year to year, so it is important that the data be kept current, thus enhancing its value to both the private and public sectors. We intend to update the survey as the data changes.

Our sincere thanks again to Stephen Haase, Director of the San Jose Planning, Building and Code Enforcement Department, for his vision and commitment of staff support to make this study a reality. Particular credit is again owed to Phil Prince, Administrative Officer, San Jose Planning, Building and Code Enforcement Department for his tireless efforts at data collection and analysis.

Finally, we thank the cities of Fremont, Gilroy, Milpitas, Morgan Hill, Mountain View, San Jose, Santa Clara and Sunnyvale for participating in this survey. We are confident that the information that they have shared will be valued and appreciated. We would appreciate those of you doing business with these cities to express your gratitude to them as well. We hope that additional communities will join them in providing data for future studies.

Joseph Perl

Joseph Perkins President and Chief Executive Officer Home Builders Association of Northern California HOME BUILDERS ASSOCIATION OF NORTHERN CALIFORNIA

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Eight South Bay cities – Fremont, Gilroy, Milpitas, Morgan Hill, Mountain View, San Jose, Santa Clara, and Sunnyvale participated in the second annual South Bay Area Cost of Development Survey. Each city calculated development fees, impact/capacity fees, and development taxes on 5 sample projects. The sample projects are 1) a residential addition/alteration, 2) a 50-unit single-family residential tract development, 3) a 96-unit multi-family (townhouse) residential project, 4) a commercial tenant improvement project, and 5) an industrial research and development facility.

While the survey can be used as a starting point for determining the cost obligations that can be expected in different jurisdictions, it is not intended to be a definitive comparison. The dollar figures themselves tell only part of the story, as there are significant differences in fee methodology, assumptions and levels of service from agency to agency. Among the variables that make direct comparison difficult are:

- 1. Differences in the percentage of cost that fees are intended to recover
- 2. Differences in the percentage of cost that fees actually recover
- 3. Some agencies charge flat fees for service, while others accept an initial deposit and charge more when the deposited funds are depleted.
- 4. Various locations within jurisdictions may have different cost burdens.

5. Differences between agencies in performance targets and performance achieved

Organizational Structures and Fee Categories - While acknowledging the limitations these variables place on direct comparison, some background information on the participating agencies is helpful in providing context for the survey results. The cities' organizational structures vary considerably with functions distributed differently across departments and divisions. For this reason development fees are classified in this survey as "entitlement fees" and "construction fees" instead of being labeled by department (such as Planning fees, Building fees or Public Works fees). The other cost categories are "impact/capacity fees" and "development taxes". While this four cost-category scheme does not work perfectly, it does allow for more consistency for comparison purposes:

- 1. **Entitlement Fees** include fees for land use approval and environmental clearance
- 2. **Construction Fees** include the various building permit, plan check, and public improvement fees related to the construction process.
- 3. **Impact/Capacity Fees** are fees charged to development projects to mitigate the costs that new development places on community infrastructure or to fund quality of life improvements. Examples include fees for increased sewage volume, parks, libraries, and street trees. School fees are not included this year.

Organizational Structures and Fee Categories (Cont'd)

4. **Development Taxes** are tax assessments on development projects – commonly based on project valuation.

Cost Recovery and Fee Increases – Most of the cities participating in this survey have fee structures that are intended to recover the full cost of providing service (see chart, pg 4). The exceptions are the City of Mountain View, where only the Building Inspection Division (which includes Fire plan checking and permitting) recovers 100% of its costs, and Milpitas, which has some flat fees that recover an average of 50% of costs. Services for most development projects in Milpitas, however, are funded through full cost recovery Project Development Accounts that require initial deposits that are expended on a time and materials basis.

Other cities with fee structures that are intended to be cost recovery are not meeting that goal because of revenue shortfalls in certain sectors. Gilroy's Planning (75-90%) and Fire Prevention/HazMat (90%) sections are not fully recovering costs. Santa Clara's fee structure is currently around 80% cost recovery. Fremont and San Jose, are anticipating overall 100% cost recovery for 2004-05. Five of the agencies – Gilroy, Milpitas, Morgan Hill, Santa Clara and Sunnyvale – are proposing fee increases for 2005-06 to maintain or move closer to full cost recovery. Morgan Hill, which has an enterprise fund for its development services, has been phasing in Planning fee increases toward cost recovery

and will have a 20% increase for 2005-06. Fremont and Mountain View are not proposing fee increases for 2005-06. Following a three-year phased fee increase plan that helped the City's development services reach overall cost recovery, San Jose is holding the line on fee increases for 2005-06 (except for an hourly rate adjustment for Fire plan review and inspection services that was deferred last year) despite increasing costs.

Fee Structures – Most of the south bay cities surveyed have set fees that are based on an analysis of the cost of service. Milpitas' initial fees are deposits, as are Planning fees in Fremont. This model requires applicants to pay additional fees if the value of the time and materials provided exceeds the initial deposit. San Jose has implemented a new fee structure for residential building permits and plan check in which the initial fees are charged based on a historic analysis of the average number of inspections or plan review time for the various project types. When the value of the services provided (based on an hourly rate) exceeds the initial fee, additional service time must be purchased. The expansion of this methodology to the commercial/industrial sector is anticipated to occur during the 2005-06 fiscal year following outreach to the development community.

Other Issues – In some areas, such as noticing requirements, the cities have similar policies that meet the mandated 300' radius threshold for most projects with wider noticing for more complex or controversial uses. However, there are very significant differences between agencies in some areas.

Other Issues (Continued) - Perhaps the most unique condition is in Morgan Hill, which has growth control (approx. 250 new dwelling units/yr.) The annual limitation on what can be built sometimes results in developers voluntarily paying 2 to 3 times the regular fees to improve the point total for their project in the competition for the limited development opportunities.

San Jose has significantly higher development taxes on all projects than other agencies and is considering an increase in park fees for 2005-2006.

All of the participating agencies have below market rate (BMR) housing requirements on residential projects. The BMR requirements are summarized by city below:

- 1. Fremont Inclusionary Housing Ordinance that requires all new residential projects of seven units or more to set-aside at least 15% of all units as affordable.
- **2.** Gilroy A new Neighborhood District Policy includes a 10% BMR requirement.
- 3. Milpitas 20% BMR requirement for all residential projects in the City, but will consider an in-lieu fee for projects with less than 12 units.
- 4. Morgan Hill A 5% low, and 8% median income affordable requirement on residential development.
- 5. Mountain View -10% of the units must be BMR with developers having and option to pay an in-lieu fee.

- 6. San Jose A 20% requirement in Redevelopment Agency areas only.
- 7. Santa Clara A 10%-of-units requirement on projects with 10 or more units.
- 8. Sunnyvale A 12.5% BMR requirement for ownership units and 10% for rental units on projects of 9 or more units. Projects with between 9 and 19 units can opt for an in-lieu fee.

The cost to developers of these below market rate housing requirements can be very substantial, but are NOT reflected in this survey because of the difficulty of quantifying that cost on project samples that are not site specific.

In January 2003, state legislation was adopted that allows agencies to include an increment of cost on development fees to pay for the preparation and revision of General Plans. To date, Fremont (10% on building permits), Morgan Hill (5% maintenance fee on development permits), San Jose (1.25% on entitlement and building permits), and Sunnyvale (maintenance fee of 0.05% of construction valuation) have implemented this fee. Gilroy, Milpitas, and Santa Clara do not currently have General Plan Update fees.

Every effort has been made to include complete cost information for each city. Due to time and resource constraints and survey instructions that were less than crystal clear, however, some data elements are missing where noted.

Development Service Fee Cost Recovery Status

	04-05 Cost Recovery	05-06 Fee Increase
Fremont	100%	No
Gilroy		
Building & Engineering	100%	Annual impact fee increase based on
Planning	Range is between 75% & 90%	Construction Cost Index
Milpitas	85%*	Yes
Morgan Hill	Bldg -100% / Plng – 53%	Approx 20% Planning Fee increase
Mountain View		
Building and Fire Inspection and Plan Check	100%	No
Public Works and Planning	90%	No
San Jose	100%	No**
Santa Clara	80%	Some Planning & Environmental fee are increasing, Building fees are not
Sunnyvale	100% average	3-5% COLA

^{*} Project development accounts 100%; flat fees 50%

^{**} No increases except for Fire Department hourly rate





2004-05 South Bay Area Cost of Development Survey Project Sample 1 - Single Family Home Remodel and Alteration

Project Specifications

Valuation: \$120,000 Major Kitchen Remodel Remodel 2 Bathrooms 500 sq ft room addition Fixture Changes:

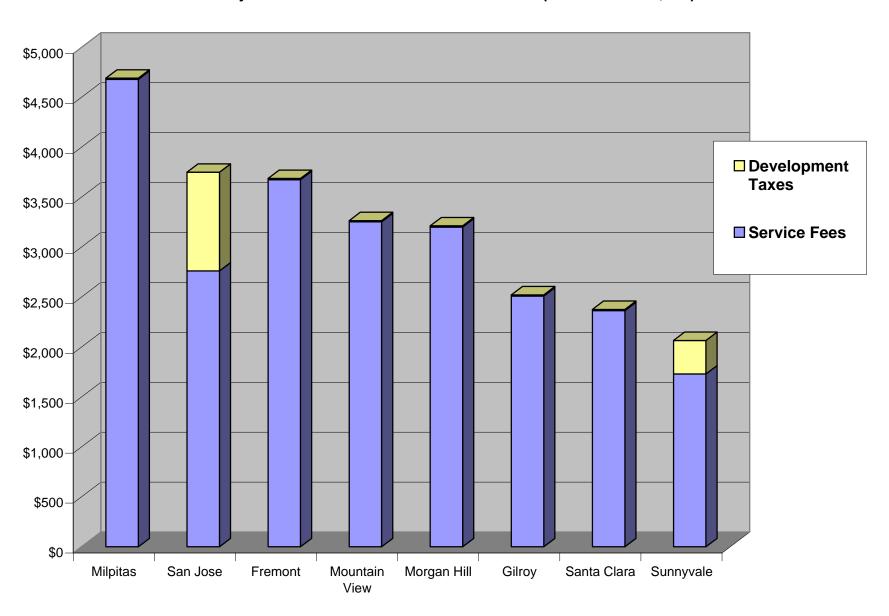
Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

2nd bath - Shower, Jacuzzi Tub, Lav, WC

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	-	-	-	-	-	18	-	31
Construction Fees	3,675	2,510	4,679	3,201	3,253	2,743	2,364	1,699
Impact/Capacity Fees	-	-	-	-	-	-	-	-
Development Taxes	12	12	12	12	12	988	12	335
Total Cost	\$ 3,687	\$ 2,522	\$ 4,691	\$ 3,213	\$ 3,265	\$ 3,749	\$ 2,376	\$ 2,065

Project 1 - Residential Addition / Alteration (Valuation \$120,000)

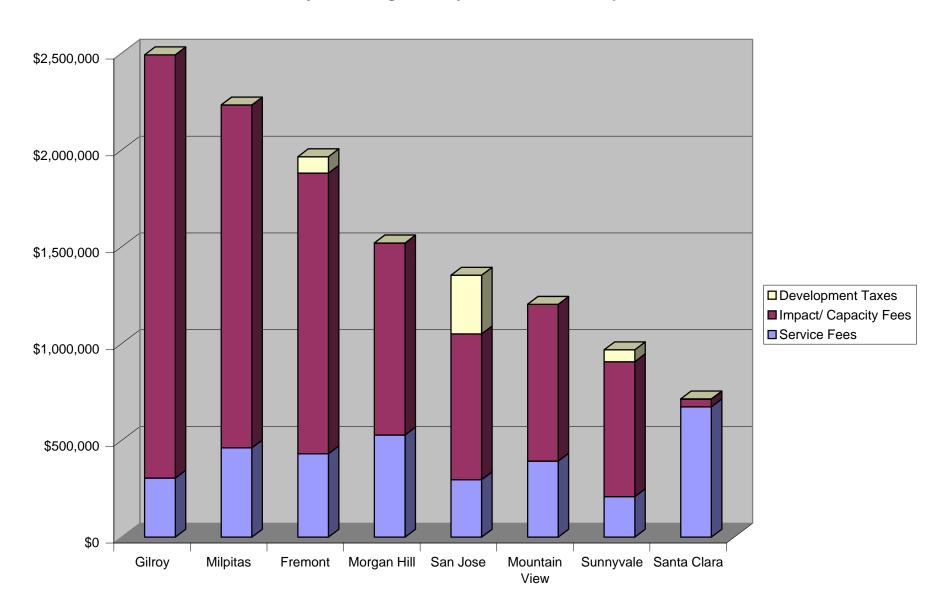


2004-05 South Bay Area Cost of Development Survey Project Sample 2 - Single Family Residential Development

Construction Assumptions:				Planning and Public Works Assumptions:
Acreage	8			Project Requires Planned Development Zoning, Planned Development
Lots/Units	50			Permit, and Tentative Map, All Medium Complexity
# of Models - 3	Model A	Model B	Model C	Project Generates 50 Peak Hour Trips
# of each Model	20	15	15	Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control
Square Footage	1,600	2,000	2,400	Construction of New Public Streets, \$1,300,000 in Public Improvements
Square Footage each Model	32,000	30,000	36,000	No Public Landscaping
Total Square Footage	98,000	-	-	No Traffic Signal Work
Stories	2	2	2	San Jose Assumptions:
Bedrooms	3	3	4	Blossom Valley Park Fee Rate of \$12,550/Unit.
Restrooms	2	2.5	3	Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)
Garage Sq. Ft.	500	500	500	Located in San Jose Muni Water Area
Construction Type	Type V N	-	-	
Streets	Public			
Sprinklers	No			
Conditioned (HVAC)	Yes			

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	24,750	29,660	37,050	35,459	17,324	34,849	7,200	19,510
Construction Fees	405,756	275,521	424,257	492,370	375,142	261,698	665,882	189,478
Impact/Capacity Fees	1,449,850	2,185,858	1,771,150	991,700	810,000	752,950	39,500	697,436
Development Taxes	84,746	75	-	-	-	303,433	1,325	61,268
Total Cost	\$ 1,965,102	\$2,491,114	\$ 2,232,457	\$ 1,519,529	\$ 1,202,466	\$ 1,352,930	\$ 713,907	\$ 967,692
Per Unit Cost	\$ 39,302	\$ 49,822	\$ 44,649	\$ 30,391	\$ 24,049	\$ 27,059	\$ 14,278	\$ 19,354

Project 2 - Single Family Residential Development



2004-05 South Bay Area Cost of Development Survey Project Sample 3 - Multi-Family Residential Development

Project Specifications Construction Assumptions: 6 Acreage Lots/Units 96 Units in 16 Buildings # of Models - 3 Model C Model A Model B 28 # of each Model 34 34 1.250 1,750 Square Footage 1.500 Square Footage each Model 35,000 51,000 59,500 **Total Square Footage** 145,500 2 Stories 2 2 Bedrooms 2 3 3 2 Restrooms 2.5 Garage Sq. Ft. 500 500 500 Construction Type Type V N Public / Private Streets Sprinklers No

Yes

Conditioned (HVAC)

Planning and Public Works Assumptions:

Project Requires Planned Development Zoning, Planned Development

Permit, and Tentative Map, All High Complexity

Project Generates 72 Peak Hour Trips

Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control

Existing Public Street Frontage, Need \$400,000 of Frontage

Improvements (half street reconstruction)

Construction of New Private Streets, \$600,000 in Private Improvements

No Public Landscaping

No Traffic Signal Work

San Jose Assumptions:

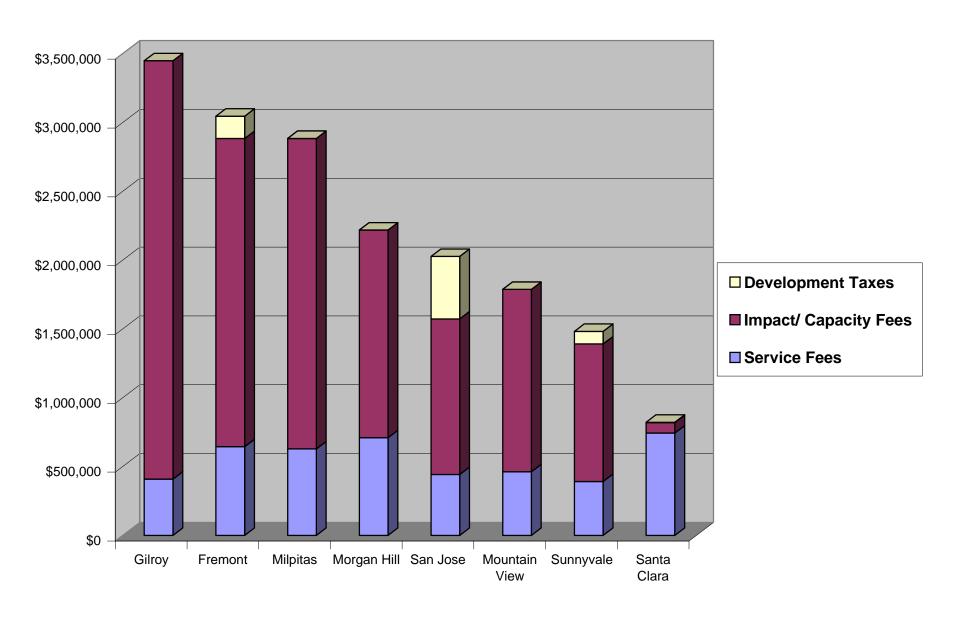
Blossom Valley Park Fee Rate of \$10,600/Unit.

Range is \$3,150 (Alviso) to \$13,250 (Willow Glen)

Located in San Jose Muni Water Area

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	24,750	40,010	42,050	43,609	17,866	50,149	8,150	29,630
Construction Fees	619,834	369,286	586,457	666,250	444,265	392,044	735,657	362,313
Impact/Capacity Fees	2,238,912	3,038,826	2,255,250	1,508,832	1,324,800	1,130,300	75,840	998,947
Development Taxes	162,051	113	-	-	-	454,015	2,260	91,328
Total Cost	\$ 3,045,547	\$3,448,235	\$ 2,883,757	\$ 2,218,691	\$ 1,786,931	\$ 2,026,508	\$ 821,907	\$ 1,482,217
Per Unit Cost	\$ 31,724	\$ 35,919	\$ 30,039	\$ 23,111	\$ 18,614	\$ 21,109	\$ 8,562	\$ 15,440

Project 3 - Multi-Family Residential Development



2004-05 South Bay Area Cost of Development Survey Project Sample 4 - Tenant Improvement in Commercial Building

Project Specifications

Construction Assumptions:

 Acreage
 3.5

 Lots
 1

Use Retail

Square Footage Improvements on 10,000 of 50,000 sq ft Bldg

Stories

Restrooms Improve 2 of 10 restrooms

Parking 250 Spaces
Construction Type Type III 1hr
Streets Public
Sprinklers Yes
Conditioned (HVAC) Modify

Sign Approval and Public Works Assumptions:

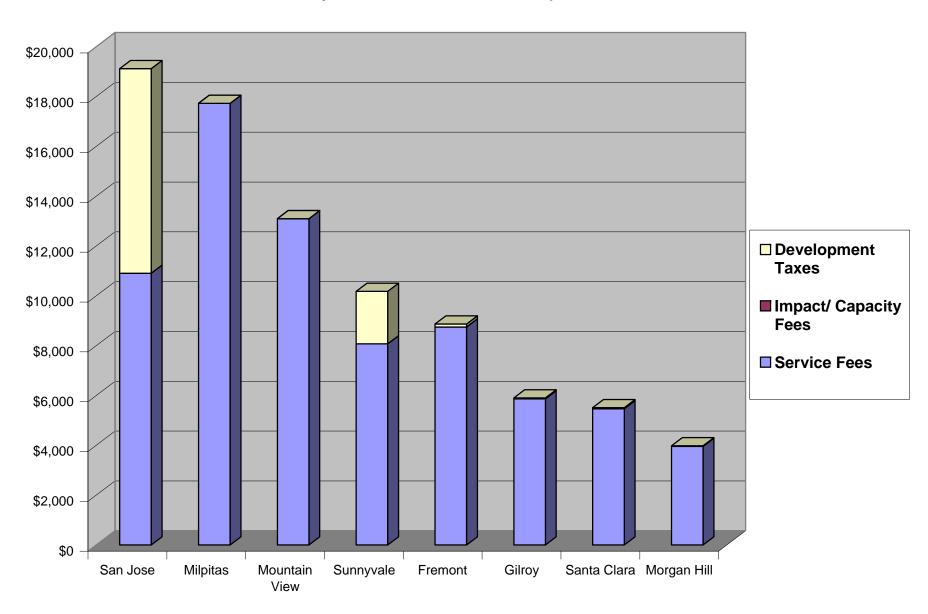
ADA Upgrades to Site and Restrooms

Move Electrical Outlets

Sewage Fees Based on Retail Use

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	-	55	250	759	766	75	-	-
Construction Fees	8,751	5,809	17,483	3,201	12,336	10,831	5,470	8,079
Impact/Capacity Fees	-	-	-	-	-	-	-	-
Development Taxes	123	40	-	25	-	8,215	42	2,106
Total Cost	\$ 8,874	\$ 5,904	\$ 17,733	\$ 3,985	\$ 13,102	\$ 19,121	\$ 5,512	\$ 10,185

Project 4 - Commercial Tenant Improvement

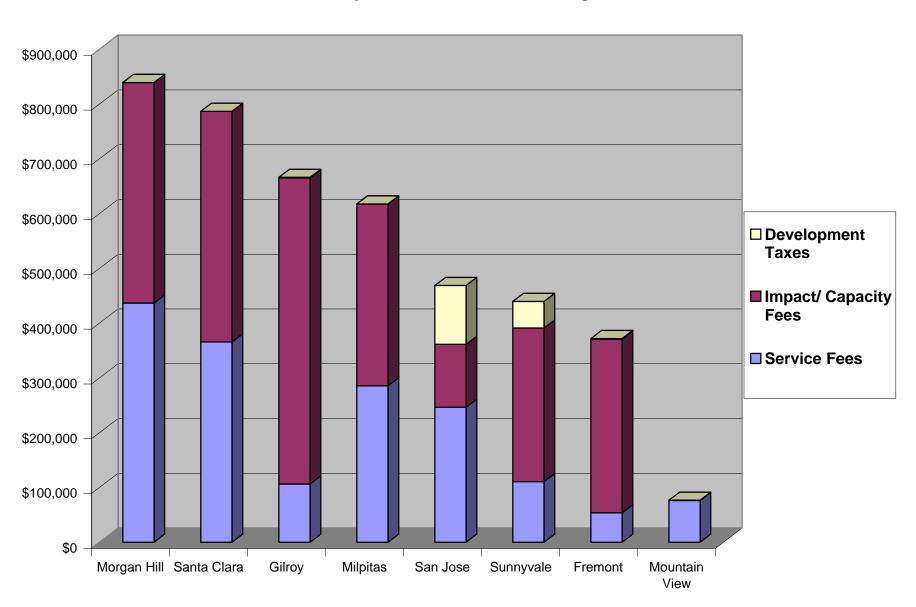


2004-05 South Bay Area Cost of Development Survey Project Sample 5 - Industrial Research and Development Building

Construction Assumption	ons:	Planning and Public Works Assumptions:
Acreage	4.5	Project Requires Site Development Permit, Medium Complexity
Lots	1	Project Generates 128 Peak Hour Trips
Use	R&D	Minor Grading work (1000CY), Type 2 Erosion/Sediment Control
Square Footage	100,000	Existing Public Street Frontage, Need \$200,000 of Frontage
Stories	3	Improvements (repair & upgrades)
Restrooms	10	No Public Landscaping
Parking	300 Spaces	No Traffic Signal Work
Construction Type	Type III 1hr	Sewage Fees Based on R&D Use
Streets	Public	San Jose Assumptions:
Sprinklers	Yes	Located in San Jose Muni Water Area
Conditioned (HVAC)	Yes	

Cost Component	Fremont	Gilroy	Milpitas	Morgan Hill	Mtn View	San Jose	Santa Clara	Sunnyvale
Entitlement Fees	6,350	4,695	13,050	12,165	4,380	35,290	6,500	3,135
Construction Fees	47,383	101,654	272,455	424,569	71,897	211,145	359,201	107,617
Impact/Capacity Fees	316,900	558,816	331,950	402,476	-	114,767	421,000	280,302
Development Taxes	1,228	1,007		-	480	107,486		48,600
Total Cost	\$ 371,861	\$ 666,173	\$ 617,455	\$ 839,210	\$ 76,757	\$ 468,688	\$ 786,701	\$ 439,654

Project 5 - Industrial R&D Building



Project 1 Detail by Agency

RESIDENTIAL ADDITION / ALTERATION

Valuation: \$120,000 Major Kitchen Remodel Remodel 2 Bathrooms 500 sq ft room addition

Fixture Changes: Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

2nd bath - Shower, Jacuzzi Tub, Lav, WC

2004-05 South Bay Area Cost of Development Survey Project Sample 1 - Residential Addition/Alteration Fee Detail

City/Jurisdiction		City/Jurisdiction	
Cost Element	Cost	Cost Element	Cost
Fremont		Mountain View	_
Building Permit Application Fee	62	Building Permit/Plan Check/PME Permits	3,253
Building Inspection Fee	1,152	SMIP	12
Plan Check Fee	979	Mountain View Total	3,265
Electrical/Mechanical/Plumbing Inspection	490	San Jose	
Kitchen/Bath Remodel Application	62	General Plan Update Fee	18
Kitchen/Bath Remodel Fee	538	Building Permit Fee	830
Insulation Application Fees	62	Electrical/Mechanical/Plumbing Permit	636
Community Planning Fees	324	Permit Processing Fee (all trades-BEPM)	110
DO Fee	5	Record Retention Fee	147
SMIP	12	Building Plan Check Fee	1,020
Fremont Total	3,687	Building & Structure Tax	982
Gilroy		SMIPA Tax (res.)	6
Permits, Plan Check	1,947	San Jose Total	3,749
Electrical/Mechanical/Plumbing Permits	165	Santa Clara	
Water Meter	398	Building Permit Fees	1,106
SMIP	12	Building Plans Review	1,051
Gilroy Total	2,522	Electrical/Mechanical/Plumbing Permit	197
Milpitas		SMIP and Microfilm (\$10)	22
Building Permits (B, P, M & E)	4,679	Santa Clara Total	2,376
SMIP	12	Sunnyvale	
Milpitas Total	4,691	Permit Issuance Fee	21
Morgan Hill		Building Permit (includes SMIP)	838
Plan Check Fee	1,462	Electrical/Mechanical/Plumbing Permits	195
GPA	150	Plan Check	586
Permit	1,539	Energy Plan Check	59
Microfilm Fee	50	General Plan Maintenance Fee	31
Seismic Fee (SMIP)	12	Construction Tax	335
Morgan Hill Total	3,213	Sunnyvale Total	2,065

Project 2 Detail by Agency

SINGLE FAMILY RESIDENTIAL DEVELOPMENT (50 Units)

Acreage	8		
Lots/Units	50		
# of Models - 3	Model A	Model B	Model C
# of each Model	20	15	15
Square Footage	1,600	2,000	2,400
Square Footage each Model	32,000	30,000	36,000
Total Square Footage	98,000	-	-
Stories	2	2	2
Bedrooms	3	3	4
Restrooms	2	2.5	3
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Sprinklers Conditioned (HVAC)	No Yes		

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All Medium Complexity

Project Generates 50 Peak Hour Trips

Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control Construction of New Public Streets, \$1,300,000 in Public Improvements

No Public Landscaping

No Traffic Signal Work

San Jose Assumptions:

Blossom Valley Park Fee Rate of \$12,550/Unit.

Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)

Located in San Jose Muni Water Area

Fremont

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Mechanical Inspection Fees	1,656		
PRP Review	1,700			Plumbing Inspection Fees	1,656		
PD Preliminary	1,000			Insulation Fees	1,346		
PD Precise	2,300			DO Fee	75		
Preliminary Grading Plan	1,600			Community Planning Fees	4,651		
Tentative Tract Map	1,900			Subtotal Model C	53,310		
Plan Review Deposit	4,000			Alameda County Water District Fees			
Improvement Plan Review	11,500			Water Acreage Charge (ACWD)	63,456		
Environmental Impact Assessment	750			Water Front Foot/Meter/Engnrng (ACWD)	25,929		
Entitlement Fees Total:	24,750	495	1.3%	Subtotal ACWD	89,385		
				Union Sanitary District Fees			
Construction Fees				Union Sanitary District Sewer Connection	164,739		
Model A (20 Units):				Subtotal USD Fees	164,739		
Permit Application Fees	2,346			County Flood Control Permit	74		
Building Inspection Fees	32,847			County Flood Control Inspection	450		
Plan Check Fees	2,183			County Flood Control Review	5,000		
Electrical Inspection Fees	1,920			Fire Engineering and Inspection - TBD			
Mechanical Inspection Fees	2,208			Construction Fees Total:	405,756	8,115	20.6%
Plumbing Inspection Fees	2,208						
Insulation Fees	1,794			Impact / Capacity Fees			
DO Fee	100			Park Facilities Fees	366,350		
Community Planning Fees	4,275			Park Dedication Fees	555,950		
Subtotal Model A	49,880			Capital Improvement Fees	132,950		
Model B (15 Units):				Traffic Impact Fees	111,000		
Permit Application Fees	1,760			Fire Protection Fees	14,400		
Building Inspection Fees	28,713			Water Facilities Connection (ACWD)	269,200		
Plan Check Fees	2,207			Impact / Capacity Fees Total:	1,449,850	28,997	73.8%
Electrical Inspection Fees	1,800						
Mechanical Inspection Fees	1,656						
Plumbing Inspection Fees	1,656			Development Taxes			
Insulation Fees	1,346			SMIP Assessment	1,296		
DO Fee	75			Construction Tax	83,450		
Community Planning Fees	3,707			Development Taxes Total:	84,746	1,695	4.3%
Subtotal Model B	42,919						
Model C (15 Units):							
Permit Application Fees	1,760						
Building Inspection Fees	37,312						
Plan Check Fees	2,694						
Electrical Inspection Fees	2,160			Total Project Costs	1,965,102	39,302	100%

Gilroy

Cost Components:	Project Cost	Per Unit	%	1	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Т	Impact / Capacity Fees			
TENTATIVE MAP	9,090			Т	STORM DEVELOPMENT	5,008		
PLANNED UNIT DEVELOPMENT	3,890			П	TRAFFIC IMPACT	455,400		
ARCH & SITE	10,515			Т	SEWER DEVELOPMENT	570,100		
LEGAL NOTICE PUBLICATIONS	130			П	WATER DEVELOPMENT	173,250		
INITIAL STUDY REVIEW (*)	3,080				PUBLIC FACILITY IMPACT	982,100		
ZONING CHANGE APPLICATION	2,905							
NOD County Clerk Recording Charge	50							
(*) DOES NOT INCLUDE COST OF PREPARATIO	N OF INITIAL STU	DY OR EIR						
Entitlement Fees Total:	29,660	593	1.2%		Impact / Capacity Fees Total:	2,185,858	43,717	87.7%
Construction Fees				Ш	Development Taxes			
ENGINEERING APPLICATION FEES:				Ш				
PLAN CHECK AND INSPECTION	115,330				State of California SMIP Assessment	75		
FINAL MAP, R/O/W REVIEWS, GRADING	10,592							
CONSTRUCTION WATER	1,345							
BUILDING FEES FOR 20 MODEL "A" LOTS	S :							
PERMITS, PLAN CHECK, SMIP	40,108							
ELECTRICAL PERMITS	2,350							
MECHANICAL PERMITS	670				Development Taxes Total:	75	1.50	0.0%
PLUMBING PERMITS	2,310							
WATER METER	7,968							
BUILDING FEES FOR 15 MODEL "B" LOTS	S :							
PERMITS, PLAN CHECK, SMIP	34,588							
ELECTRICAL PERMITS	2,497							
MECHANICAL PERMITS	503				Note: Gilroy Unified School District Impact F	ees:		
PLUMBING PERMITS	1,793				Residential of any type - \$2.24/sq. ft.			
WATER METER	5,976				Commercial and industrial - \$0.36/sq.f	t.		
BUILDING FEES FOR 15 MODEL "C" LOTS	S:				rates are applied to sq.ft. of net new constr	uction		
PERMITS, PLAN CHECK, SMIP	38,887							
ELECTRICAL PERMITS	2,513							
MECHANICAL PERMITS	503							
PLUMBING PERMITS	1,793							
WATER METER	5,796							
Construction Fees Total:	275,521	5,510	11.1%					
PROJECT WOULD ALSO BE REQUIRED TO FILE		ND AND						
A PERFORMANCE BOND OF \$1.3 MILLION EACH	+				Total Project Costs	2,491,114	49,822	100%

<u>Milpitas</u>

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				П	Impact / Capacity Fees			
PUD initial deposit (4x deposit is max fee)	2,000 - 8,000				Traffic Impact Fee - \$600/unit for single-	30,000		
"S" Zone initial deposit (4x deposit max)	2,000 - 8,000			П	family within City (NOTE - there are			
Tentative Map deposit (4x deposit max)	2,000 - 8,000				additional traffic impact fees for peak hour			
Mit.Neg Dec/Neg. Dec.(County Recording)	50				trips generated for projects near county			
Legal Deposit	5,000			П	roads & in Midtown Specific Plan Area)			
*Redevelopable area is covered by				П	Park Fees	1,451,250		
blanket EIR				П	Sewer connection fee	95,400		
				П	Treatment plant fee	44,000		
Entitlement Fees Total:	37,050	741	1.7%	П	Water connection fee	95,500		
					Storm fee	55,000		
Construction Fees				П				
Water meter	6,860							
Plan check & inspection fee	130,000							
Building Permits (B, P, M, & E)	284,517			П	Impact / Capacity Fees Total:	1,771,150	35,423	79.3%
Grading Permit	1,380			П				
Fire Review and Inspection Fees	1,500			П	Development Taxes			
<u> </u>				П	SMIP Assessment			
				П				
Construction Fees Total:	424,257	8,485	19.0%	П	Development Taxes Total:	-	-	
	·	,		Т				
				П				
				П				
				П				
				П				
				П				
	,							
				T				
					Total Project Costs	2,232,457	44,649	100%

Morgan Hill

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Т	Impact / Capacity Fees			
Residential Growth Control Application	9,453			Ħ	Park	282,800		
Initial Environmental Report	420				Traffic	151,350		
Subdivision	4,838			Ħ	Sewer	431,150		
Architectural Review Board	3,742				Library	38,450		
Development Agreement	3,470				Community/Rec Centers	19,700		
Zoning/Residential Planner Development	4,559				Police	19,050		
County Notice of Determination Recording F	50				Fire	24,250		
CC&R Review	1,427			Ħ	General City	24,950		
Burrowing Owl Fee	7,500			Ħ				
Entitlement Fees Total:	35,459	709	2.3%		Impact / Capacity Fees Total:	991,700	19,834	65.3%
Construction Fees					Development Taxes			
Water - Meter	14,750				SMIP Assessment			
- Offsites	94,950							
- Construction Water	6,500							
Storm Drain	88,550							
Engineering/Inspection	121,000							
Map Check	3,747							
Addressing	109							
Plan Check	33,595							
Permit Fee	128,808							
Grading	361							
Construction Fees Total:	492,370	9,847	32.4%		Development Taxes Total:	-	-	
					Total Project Costs	1,519,529	30,391	100%

Mountain View

Cost Components:	Project Cost	Per Unit	%	I	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Impact / Capacity Fees			
Development Review Permit Structures /								
Additions	1,974				Park Land Dedication In-Lieu Fee	810,000		
Planned Unit Development	5,324							
Tentative Map	2,472							
Initial Study	2,356							
NOD County Clerk Recording Charge	50							
Rezoning	5,148							
Entitlement Fees Total:	17,324	346	1.4%	\blacksquare	Impact / Capacity Fees Total:	810,000	16,200	67.4%
Construction Fees				+	Development Taxes			
Model A (20 Units) Total Permit/Plan Check	71,661			#				
Model B (15 Units) Total Permit/Plan Check	58,293			н	SMIP Tax included in Bldg Permit Fees			
Model C (15 Units) Total Permit/Plan Check	70,567			н	Own Tax included in Blug Fernit Fees			
Sanitary Sewer Off Site Facility Fee*	2,400			Ħ				
Sanitary Sewer Existing Facilities Fee**	TBD			#				
Water Main Existing Facilities Fee***	TBD			т				
Off-Site Storm Drainage Fee****	64,817			т				
Final Map Fee	3,405			т				
Plan Check Fee	52,000			Т				
Construction Inspection Fee	52,000			П				i
i i	·			T				
Construction Fees Total:	375,142	7,503	31.2%		Development Taxes Total:	-		
* Reimbursement to City for past construction	of treatment pl	ants and						
major trunk sewer mains								
** Reimbursment for half of average current co								
*** Reimbursement for half of average current								
**** Reimbursement of payment for storm dra	n improvemen	ts outside o	of					
development								
					Total Project Costs	1,202,466	24,049	100%

San Jose

Cost Components:	Project Cost	Per Unit	%	Щ	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Costruction Fees (Cont'd)			
Zoning (PDC) - Res	9,850			П	Model C - 15 units			
Mitigation Monitoring Fee Res	370				Bldg Prmt - NR	17,430		
Environmental Clearance - Res	2,175			П	Elect Prmt - NR	4,980		
Public Noticing	145			П	Mech Prmt - NR	2,490		
Noticing (Up to 4 Sheets)	129			П	Plbg Prmt - NR	4,980		
Newspaper Noticing	680			П	Bldg PC - NR	2,125		
NOD County Clerk Recording Charge	50			П	Record Ret/Dup	2,988		
PD Permit - Res	6,100			П	Plot Plan Review	638		
Public Noticing	145			П	Permit Issuance - NR	1,650		
T-Map/ VT Amend - Res	6,070			П	Grading Permit	2,007		
Public Noticing	145		Ì	П	Erosion / Sediment Control	2,575		
Newspaper Noticing	55			П	Tract Map	3,142		
Planning Permits Review (PDC, PD, PT)	5,850				Construction E&I	106,622		
Traffic Report Review Fee	1,545				Water Meter / Engineering & Inspection	23,468		
General Plan Update Fee	1,540				Fire - Arch Plan Review & Inspection	324		
Entitlement Fees Total:	34,849	697	2.6%		Construction Fees Total:	261,698	5,234	19.3%
				Ш				
Construction Fees					Impact / Capacity Fees			
Model A - 20 units					Parkland Dedication In-Lieu Fees	627,500		
Bldg Prmt - NR	23,240				Water Area and Frontage Fee	14,000		
Elect Prmt - NR	6,640			Ш	Major Water Facilities Fee	27,250		
Mech Prmt - NR	3,320			Ш	Storm and Sanitary Sewer Fees	74,850		
Plbg Prmt - NR	6,640				D.O.T. Street Tree Fees	9,350		
Bldg PC - NR	2,125			Ш	CDDD Solid Waste Deposit A - 8,400			
Record Ret/Dup	3,984			Ш	CDDD Solid Waste Deposit B - 7,500			
Plot Plan Review	850			Ш	CDDD Solid Waste Deposit C - 8,700			
Permit Issuance - NR	2,200			Ш	Impact / Capacity Fee Total:	752,950	15,059	55.7%
Model B - 15 units				Ш				
Bldg Prmt - NR	17,430			Ш	Development Taxes			
Elect Prmt - NR	4,980			Ш	Bldg & Struct Tax A+B+C	111,304		
Mech Prmt - NR	2,490				Const Tax Dist X A+B+C	7,500		
Plbg Prmt - NR	4,980				CRMP Tax Residential A+B+C	174,906		
Bldg PC - NR	2,125				Res. Const. Tax A+B+C	9,000		
Record Ret/Dup	2,988				SMIPA - Residential A+B+C	723		
Plot Plan Review	638							
Permit Issuance - NR	1,650			П	Development Taxes Total:	303,433	6,069	22.4%
				Щ				
					Total Project Costs	1,352,930	27,059	100%

Santa Clara

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Impact / Capacity Fees			
Rezoning	4,600				Sewer Connection Fee (Sewer Treatment	39,500		
Tentative Subdivision Map	1,650				Plant Capacity/Maintenance: \$790 x 50)			
Negative Declaration	900							
County Notice of Determination Recording F	50							
				Ħ				
Entitlement Fees Total:	7,200	144	1.0%	Ħ	Impact / Capacity Fees Total:	39,500	790	5.5%
				Ħ				
Construction Fees				Ħ	Development Taxes			
Tract Map Checking Fee (\$1,120, plus				Ħ				
\$20.00 per lot over 5 lots)	2,020				Bedroom Tax	1,325		
Engineering & Inspection Fee (6.5% x	,					,		
\$1,300,000)	84,500				SMIP Assessment			
Storm Drain Outlet Charge (\$4,360/net acre	,							
x 6 net acres; assume 2 acre dedicated for								
public right-of-way)	26,160							
Sanitary Sewer Outlet Charge (\$963/lot x	,			П				
50Lots)	48,150				Development Taxes Total:	1,325	27	0.2%
Water Main (\$52/LF frontage x 2,500 LF	,			П	·	,		
frontage; assume 2,500 If of public street								
frontage) includes Fire Service	130,000							
Water Service & Meters (\$1,970/service-	,			П				
mtr x 50 service-meter + \$2,800 irrig)	101,300							
Street Light (\$10.94/LF frontage x (2,500-	,			П				
590) LF frontage)	20,895							
Electric Service (\$1,059.50/lot x 50 lots)	52,975			Ħ				
Street Pavement (existing street frontage:								
590 LF x \$52.00)	30,680							
Curb & Gutter (existing street frontage:	·							
590 LF x \$15.95)	9,411							
Sidewalk (existing street frontage: 590 LF x								
4.5 x \$5.35)	14,204							
Street Light (\$16.25/LF existing frontage x								
590 LF)	9,588							
Building Fees	136,000							
Construction Fees Total:	665,882	13,318	93.3%					
					Total Project Costs	713,907	14,278	100.0%

Sunnyvale

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				T	Impact / Capacity Fees			
Rezone - Planned Development	2,125				Park Dedication Fee	411,778		
Special Development Permit	2,550				Transportation Impact Fee	90,252		
Tentative Map	14,200				Storm Drain Connection (assume one per ui	54,750		
NOD County Clerk Recording Charge	50				Sewer Connection (assume one per unit)	119,500		
Environmental Assessment	585				Encroachment Permit Fee	106		
					Water Connection (assume one per unit)	21,050		
Entitlement Fees Total:	19,510	390	2.0%	I	Impact / Capacity Fees Total:	697,436	13,949	72.1%
				╂	Development Taxes			
Permit Issuance Fee	1,050			Н	Construction Tax	61,268		
Building Permit	62,601			Н	Construction Tax	01,200		
Electrical Permit	7,840			Н				
Mechanical Permit	7,840			Н				
Plumbing Permit	7,840			Н				
Plan Check	68,077			Н				
Energy Plan Check	6,808			Н				
General Plan Maintenance Fee	5,673			Н				
Grading Permit	1,252			Н				
Map Filing Fee (Public Works)	3,095			Н				
Water Meter (assume 1")	17,403			Н				
Water Weter (assume 1)	17,403			Н				
11				Н				
Construction Fees Total:	189,478	3,790	19.6%	Ħ	Development Taxes Total:	61,268	1,225	6.3%
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					Total Project Costs	967,692	19,354	100%

Project 3 Detail by Agency

MULTI-FAMILY TOWNHOUSE DEVELOPMENT (96 Units)

Acreage	6		
Lots/Units	96 Units in 16	Buildings	
# of Models - 3	Model A	Model B	Model C
# of each Model	28	34	34
Square Footage	1,250	1,500	1,750
Square Footage each Model	35,000	51,000	59,500
Total Square Footage	145,500		
Stories	2	2	2
Bedrooms	2	3	3
Restrooms	2	2	2.5
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Sprinklers Conditioned (HVAC)	No Yes		
	103		

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All High Complexity

Project Generates 72 Peak Hour Trips

Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control

Existing Public Street Frontage, Need \$400,000 of Frontage

Improvements (half street reconstruction)

Construction of New Private Streets, \$600,000 in Private Improvements

No Public Landscaping

No Traffic Signal Work

San Jose Assumptions:

Blossom Valley Park Fee Rate of \$10,600/Unit.

Range is \$3,150 (Alviso) to \$13,250 (Willow Glen)

Fremont

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				П	Mechanical Inspection Fees	3,754		
PRP Review	1,700			П	Plumbing Inspection Fees	3,754		
Preliminary Grading Plan	1,600			П	Insulation Inspection Fees	3,050		
PD Preliminary	1,000			П	DO Fee	170		
PD Precise	2,300			П	Community Planning Fees	7,491		
Tentative Tract Map	1,900			П	Subtotal Model C	87,262		
Plan Review Deposit	4,000			П	Alameda County Water District Fees	·		
Environmental Impact Assessment	750			П	Water Acreage Charge (ACWD)	47,592		
Improvement Plan Review	11,500				Water Front Foot/Meter/Engnrng (ACWD)	30,084		
Entitlement Fees Total:	24,750	258	0.8%	П	Subtotal ACWD	77,676		
	·			П	Union Sanitary District Fees	·		
Construction Fees					Union Sanitary District Sewer Connection	309,077		
Model A (28 units):				П	Subtotal USD Fees	309,077		
Permit Application Fees	3,284			П	County Flood Control Permit	74		
Building Inspection Fees	39,036			П	County Flood Control Inspection	450		
Plan Check Fees	2,303			П	County Flood Control Review	4,000		
Electrical Inspection Fees	2,100				Fire Engineering and Inspection - TBD	·		
Mechanical Inspection Fees	3,091			П	· · · · · · · · · · · · · · · · · · ·	619,834	6,457	0.2035
Plumbing Inspection Fees	3,091			П		·		
Insulation Inspection Fees	2,512			П	Impact / Capacity Fees			
DO Fee	140			П	Park Facilities Fees	552,096		
Community Planning Fees	5,155			П	Park Dedication Fees	837,888		
Subtotal Model A	60,712			П	Capital Improvement Fees	200,448		
Model B (34 units):				П	Traffic Impact Fees	213,120		
Permit Application Fees	3,988			П	Fire Impact Fees	21,600		
Building Inspection Fees	53,228			П	Water Facilities Connection (ACWD)	413,760		
Plan Check Fees	2,697			П	Impact / Capacity Fees Total:	2,238,912	23,322	73.5%
Electrical Inspection Fees	3,060			П				
Mechanical Inspection Fees	3,754			П				
Plumbing Inspection Fees	3,754				Development Taxes			
Insulation Inspection Fees	3,050				SMIP Fees	1,827		
DO Fee	170			П	Construction Tax	160,224		
Community Planning Fees	6,884			П	Development Taxes Total:	162,051	1,688	5.3%
Subtotal Model B	80,583			П	,	·	·	
Model C (34 units)				П				
Permit Application Fees	3,988			П				
Building Inspection Fees	58,653			Ш				
Plan Check Fees	2,833			Ш				
Electrical Inspection Fees	3,570			Ш	Total Project Costs	3,045,547	31,724	100%

Gilroy

Cost Components:	Project Cost	Per Unit	%	I	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Т	Impact / Capacity Fees			
TENTATIVE MAP	11,620				STORM DEVELOPMENT	5,898		
PLANNED UNIT DEVELOPMENT	3,890				TRAFFIC IMPACT	708,768		
ARCH & SITE	18,335			Т	SEWER DEVELOPMENT	592,320		
LEGAL NOTICE PUBLICATIONS	130				WATER DEVELOPMENT	134,496		
INITIAL STUDY REVIEW (*)	3,080				PUBLIC FACILITY IMPACT	1,597,344		
ZONING CHANGE APPLICATION	2,905							
NOD County Clerk Recording Charge	50							
(*) DOES NOT INCLUDE COST OF PREPARATIO	N OF INITIAL STU	DY OR EIR						
Entitlement Fees Total:	40,010	417	1.2%		Impact / Capacity Fees Total:	3,038,826	31,654	88.1%
Construction Fees				+	Development Taxes			
ENGINEERING APPLICATION FEES:				#				
PLAN CHECK AND INSPECTION	91,330			т	State of California SMIP Fees	113		
FINAL MAP, R/O/W REVIEWS, GRADING	10,252			#				
CONSTRUCTION WATER	1,009			#				
	.,000			#				
BUILDING FEES FOR 20 MODEL "A" UNIT	S:			т				
PERMITS, PLAN CHECK, SMIP	34,995			Т				
ELECTRICAL PERMITS	4,369							
FIRE INSPECTIONS AND PLAN CHECKS	1,111				Development Taxes Total:	113	1.18	0.0%
MECHANICAL PERMITS	3,941							
PLUMBING PERMITS	15,889							
WATER METER	17,402							
BUILDING FEES FOR 34 MODEL "B" UNIT	S:				Note: Gilroy Unified School District Impact F	ees:		
PERMITS, PLAN CHECK, SMIP	42,545				Residential of any type - \$2.24/sq. ft.			
ELECTRICAL PERMITS	5,305				Commercial and industrial - \$0.36/sq.f	t.		
FIRE INSPECTIONS AND PLAN CHECKS	1,349				rates are applied to sq.ft. of net new constr	ruction		
MECHANICAL PERMITS	4,786							
PLUMBING PERMITS	19,293							
WATER METER	21,131				PROJECT WOULD ALSO BE REQUIRED TO FIL		ND AND	
BUILDING FEES FOR 34 MODEL "C" UNIT					A PERFORMANCE BOND OF \$1.3 MILLION EAG	CH		
PERMITS, PLAN CHECK, SMIP	42,545							
ELECTRICAL PERMITS	5,331				Any building 5,000 sq.ft. or over requires	spriklers in Gilr	oy	
FIRE INSPECTIONS AND PLAN CHECKS	1,349							
MECHANICAL PERMITS	4,828							
PLUMBING PERMITS	19,397							
WATER METER	21,131							
Construction Fees Total:	369,286	3,847	10.7%		Total Project Costs	3,448,235	35,919	100%

Milpitas

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Impact / Capacity Fees			
Zone Change (4x deposit is max fee)	2,000 - 8,000				Traffic Impact Fee - \$500/multifamily unit	48,000		
PUD initial deposit (4x deposit is max fee)	2,000 - 8,000				(NOTE - there are additional traffic impact			
"S" Zone initial deposit (4x deposit max)	2,000 - 8,000				fees for peak hour trips generated for			
Tentative Map deposit (4x deposit max)	2,000 - 8,000				projects near county roads & in Midtown			
Mit.Neg Dec/Neg. Dec.(County Recording)	50				Specific Plan Area)			
Legal Deposit	10,000				Park Fees	1,793,664		
*Redevelopable area is covered by					Sewer connection fee	134,976		
blanket EIR					Treatment plant fee	66,240		
Entitlement Fees Total:	42,050	438			Water connection fee	111,744		
					Storm fee	100,626		
Construction Fees								
Water Meter	13,957							
Plan check & inspection fee	100,000							
Building Permits (B, P, M, & E)	443,980				Impact / Capacity Fees Total:	2,255,250	23,492	78.2%
Grading Permit	1,380							
Fire Review & Inspection Fees (scenario	27,140				Development Taxes			
requires sprinklers & included in fee total)					SMIP Assessment			
Construction Fees Total:	586,457	6,109	20.3%		Development Taxes Total:	-	-	
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				1		2 2 2 2 2 2 2		40.000
					Total Project Costs	2,883,757	30,039	100%

Morgan Hill

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				П	Impact / Capacity Fees			
Residential Growth Control Application	9,453				Park	323,328		
Initial Environmental Report	420				Traffic	203,424		
Subdivision	4,838				Sewer Residential	700,608		
Architectural Review Board	3,742				Library	60,384		
Development Agreement	3,470				Community/Rec Centers	30,816		
Zoning/Residential Planner Development	4,559				Police	132,768		
County Notice of Determination Recording F	50				Fire	18,240		
CA Fish & Game Fees	1,250			П	General City	39,264		
CC & R Review	1,427			П				
Burrowing Owl Fee	14,400			П	Impact / Capacity Fees Total:	1,508,832	15,717	68.0%
Entitlement Fees Total:	43,609	454	2.0%				·	
Construction Fees					Development Taxes			
Water - Meter	2,068				SMIP Assessment			
- Offsites	164,544							
- Construction Water	2,000							
Water and Sewer Frontage	71,400							
Storm Off-Site	99,456							
Engineering/Inspection	44,300			П				
Map Check	3,747							
Addressing	109			П				
Plan Check	56,547			П				
Permit Fee	211,053			П				
Site Development & Grading	11,026			П				
(On-Site Improvement Value \$500,000)	·			П				
Construction Fees Total:	666,250	6,940	30.0%	П	Development Taxes Total:	_	-	
	-							
	-							
	-							
				П				
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				П				
				Ш				
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				Ш				
				Ш				
					Total Project Costs	2,218,691	23,111	100%

Mountain View

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Impact / Capacity Fees			
Development Review Permit Structures /								
Additions	1,974				Park Land Dedication In-Lieu Fee	1,324,800		
Planned Unit Development	5,324							
Tentative Map	2,472							
Initial Study	2,356							
County Notice of Determination Recording	50							
Rezoning	5,690							
Entitlement Fees Total:	17,866	186	1.0%		Impact / Capacity Fees Total:	1,324,800	13,800	74.1%
				\blacksquare				
Construction Fees					Development Taxes			
Model A (28 Units) Total Permit/Plan Check F	70,307			\blacksquare	SMIP Assesment (in Bldg Permit Fee)			
Model B (34 Units) Total Permit/Plan Check F	112,352			#				
Model C (34 Units) Total Permit/Plan Check F	124,328			+				
Sanitary Sewer Off Site Facility Fee*	1,800			T				
Sanitary Sewer Existing Facilities Fee**	TBD							
Water Main Existing Facilities Fee***	TBD							
Off-Site Storm Drainage Fee****	48,613							
Final Map Fee	3,865							
Plan Check Fee	41,500							
Construction Inspection Fee	41,500							
				I				
Construction Fees Total:	444,265	4,628	24.9%	\blacksquare	Development Taxes Total:	-	-	
 				+				
* Reimbursement to City for past construction	of treatment pl	ants and						
major trunk sewer mains								
** Reimbursment for half of average current co								
*** Reimbursement for half of average current								
**** Reimbursement of payment for storm drain	in improvemen	ts outside (of					
development								
								<u> </u>
				Ш				
					Total Project Costs	1,786,931	18,614	100%

San Jose

Cost Components:	Project Cost	Per Unit	%	1	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Costruction Fees (Cont'd)			
Zoning (PDC) - Res	13,668				Buildings 15-16 3B units 3C units			
Mitigation Monitoring Fee Res	370				Bldg Prmt - NR	11,080		
Environmental Clearance - Res	2,175				Elect Prmt - NR	2,822		
Public Noticing	145				Mech Prmt - NR	2,116		
Noticing (Up to 4 Sheets)	129				Plbg Prmt - NR	2,822		
Newspaper Noticing	680				Record Ret/Dup	1,884		
NOD County Clerk Recording Charge	50				Bldg/Plmb/Mech/Elect Permit Issue - NR	220		
PD Permit - Res	8,584				Grading Permit	1,680		
Public Noticing	145				Erosion / Sediment Control	2,575		
T-Map/ VT Amend - Res	8,370				Tract Map	1,030		
Public Noticing	145				Construction E&I	106,830		
Newspaper Noticing	55				Water Meter / Engineering & Inspection	35,858		
Planning Permits Review (PDC, PD, PT)	11,259				FE-Arch Plan Review & Inspection	27,878		
Traffic Report Review Fee	2,194				Fire Sprinkler Permit	12,500		
General Plan Update Fee	2,180				Fire Alarm Permit	5,200		
Entitlement Fees Total:	50,149	522	2.5%		Construction Fees Total:	392,044	4,084	19.3%
Construction Fees				╫	 Impact / Capacity Fees			
Bldg PC - NR	35,400				Parkland Dedication In-Lieu Fees	1,017,600		
Elect PC - NR	1,423				Water Area and Frontage Fee	12,000		
Mech PC - NR	763				Major Water Facilities Fee	21,600		
Plbg PC - NR	1,017			т	Storm and Sanitary Sewer Fees	75,360		
Buildings 1-7 4A units 2B units	7,0 11			т	D.O.T. Street Tree Fees	3,740		
Bldg Prmt - NR	34,371				CDDD Solid Waste Deposit A - 15,400	, ,		
Elect Prmt - NR	8,520			Т	CDDD Solid Waste Deposit B - 18.200			
Mech Prmt - NR	6,390			T	CDDD Solid Waste Deposit C - 5,100			
Plbg Prmt - NR	8,520			П	Impact / Capacity Fee Total:	1,130,300	11,774	55.8%
Record Ret/Dup	5,780			T				
Bldg/Plmb/Mech/Elect Permit Issue - NR	770			T	Development Taxes			
Buildings 8-14 2B units 4C units					Bldg & Struct Tax A+B+C	169,358		
Bldg Prmt - NR	39,416			П	Const Tax Dist X A+B+C	7,920		
Elect Prmt - NR	10,072				CRMP Tax Residential A+B+C	266,133		
Mech Prmt - NR	7,554			П	Res. Const. Tax A+B+C	9,504		
Plbg Prmt - NR	10,072			П	SMIPA - Residential A+B+C	1,100		
Record Ret/Dup	6,711			П				
Bldg/Plmb/Mech/Elect Permit Issue - NR	770			1	Development Taxes Total:	454,015	4,729	22.4%
					Total Project Costs	2,026,508	21,109	100%

Santa Clara

2004-05 South Bay Area Cost of Development Survey Sample Project 3 - Multi-Family (Townhouse) Development

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees					Impact / Capacity Fees			
Rezoning	4,600				Sewer Connection Fee (Sewer Treatment	75,840		
Tentative Subdivision Map	1,650				Plant Capacity/Maintenance: \$790 x 96)			
Negative Declaration	900							
Architectural Review	950							
County Notice of Determination Recording F	50							
Entitlement Fees Total:	8,150	85	1.0%		Impact / Capacity Fees Total:	75,840	790	9.2%
Construction Fees					Development Taxes			
Tract Map Checking Fee (\$1,120, plus								
\$20.00 per lot over 5 lots)	2,940			Ш	Bedroom Tax (\$20 x 28 + \$25 x 68)	2,260		
Engineering & Inspection Fee (6.5% x				П				
\$400,000)	26,000				SMIP Assessment			
Storm Drain Outlet Charge (\$4,360/net acre								
x 6 net acres; assume 2 acre dedicated for				Ш				
public right-of-way)	26,160			Ш				
Sanitary Sewer Outlet Charge (\$4,360/acre								
x 6 acres)	26,160			Ш	Development Taxes Total:	2,260	24	0.3%
Water Main (\$52/LF frontage x 511 LF, plus				П	•	·		
\$104/LF of on-site main x 533 LF; assume				Ш				
511 If of public street frontage and 533 LF								
of on-site main)-incl Fire Svc	82,004			Ш				
Water Service & Meters (\$1,970/service-				П				
mtr x 96 service-meter + \$2,800 irrig)	191,920			Ш				
Street Light (\$16.25/LF frontage x 511 LF								
frontage; private street lighting by				Ш				
Developer)	8,304			Ш				
Electric Service (\$945.20/lot x 96 lots)	90,739							
Street Pavement (existing street frontage:								
511 LF x \$52.00)	26,572							
Curb & Gutter (existing street frontage:								
511 LF x \$15.95)	8,150							
Sidewalk (existing street frontage: 511 LF x				П				
4.5 x \$5.35)	12,302							
Building Fees	214,000			П				
Fire Dept. Building Review	16,405			Ш				
Fire Sprinklers (13R Systems)	4,000			П				
Construction Fees Total:	735,657	7,663	89.5%	П				
		·			Total Project Costs	821,907	8,562	100.0%

Sunnyvale

2004-05 South Bay Area Cost of Development Survey Sample Project 3 - Multi-Family (Townhouse) Development

Cost Components:	Project Cost	Per Unit	%		Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				П	Impact / Capacity Fees			1
Rezone - Planned Development	2,125				Park Dedication Fee	517,493		
Special Development Permit	2,550				Transportation Impact Fee	106,372		
Tentative Map	24,320				Storm Drain Connection (assume one per ui	105,120		
NOD County Clerk Recording Charge	50				Sewer Connection (assume one per unit)	229,440		
Environmental Assessment	585				Encroachment Permit Fee	106		1
				Т	Water Connection (assume one per unit)	40,416		
				Т	` '			
				Т				
				Т				
Entitlement Fees Total:	29,630	309	2.0%		Impact / Capacity Fees Total:	998,947	10,406	67.4%
				4				
Construction Fees	0.040			₩	Development Taxes	24.000		-
Permit Issuance Fee	2,016			\blacksquare	Construction Tax	91,328		-
Building Permit	155,642			ш				-
Electrical Permit	11,640			4				-
Mechanical Permit	11,640			4				
Plumbing Permit	11,640			ш				
Plan Check	109,008							
Energy Plan Check	10,901							
General Plan Maintenance Fee	8,457							
Grading Permit	3,113							1
Map Filing Fee (Public Works)	4,843							j
Water Meter (assume 1")	33,413							
Construction Fees Total:	362,313	3,774	24.4%		Development Taxes Total:	91,328	951	6.2%
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1				T	Total Project Costs	1,482,217	15,440	100%

Project 4 Detail by Agency

COMMERCIAL TENANT IMPROVEMENT (RETAIL)

Acreage 3.5

Lots

Use Retail

Square Footage Improvements on 10,000 of 50,000 sq ft Bldg

Stories

Restrooms Improve 2 of 10 restrooms

Parking 250 Spaces
Construction Type Type III 1hr
Streets Public
Sprinklers Yes
Conditioned (HVAC) Modify

ADA Upgrades to Site and Restrooms

Move Electrical Outlets

Sewage Fees Based on Retail Use

Fremont

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			Т	Impact / Capacity Fees		
			Т			
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			Т			
Entitlement Fees Total:	_	0.0%			_	0.0%
		0.070	т	Impact, capacity i coo i cian		0.070
Construction Fees			\dagger	Development Taxes		
Permit Application Fees	97					
Building Inspection Fees	3,773			SMIP Assessment	123	
Plan Check Fees	3,773		T			
Electrical Inspection Fees	41					
Plumbing Inspection Fees	193		T			
Insulation Fees	90		T			
Community Planning Fees	785		T			
Fire Engineering and Inspection - TBD			Т			
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Construction Fees Total:	8,751	98.6%			123	1.4%
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						4655
	<u> </u>			Total Project Costs	8,874	100%

Gilroy

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
PLANNING APPLICATION FEES:			П			
SIGN PERMIT (25 SQ.FT.)	55		П			
			П			
			П			
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			П			
			П			
			П			
Entitlement Fees Total:	55	0.9%	Ш	Impact / Capacity Fees Total:	-	0.0%
			Ш	• • • •		
Construction Fees				Development Taxes		
ENGINEERING APPLICATION FEES:			Ш			
CONSTRUCTION WATER	180		П	State of California SMIP Fees	40	
			П			
BUILDING FEES 10,000 SF T.I. IMPROV:			П			
PERMITS, PLAN CHECK, SMIP	4,924		П			
ELECTRICAL PERMITS	27		П			
FIRE INSPECTIONS AND PLAN CHECKS	230		П			
MECHANICAL PERMITS	12		П			
PLUMBING PERMITS	12		П			
FIRE SPRINKLERS	424					
NOTES: PROJECT WOULD ALSO BE REQUIRED TO FILE A						
CONSTRUCTION PAYMENT BOND OF \$5,000						
			Ш			
Construction Fees Total:	5,809	98.4%	Ш	Development Taxes Total:	40	0.7%
			Ш			
			Ш			
			Ш			
			Ш	Note: Gilroy Unified School District Impact Fees:		
			Ш	Residential of any type - \$2.24/sq. ft.		
			Ш	Commercial and industrial - \$0.36/sq.ft.		
				rates are applied to sq.ft. of net new construction		
				Total Project Costs	5,904	100%

<u>Milpitas</u>

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
"S" Zone Approval Amendment fee	250		П			
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Entitlement Fees Total:	250	1.4%			-	0.0%
Entitiement Fees Total.	250	1.470	Н	Impact / Capacity Fees Total.	-	0.0%
Construction Fees				Development Taxes		
			Ш	SMIP Assessment		
Building Permits (B, P, M & E)	15,783		ш			
Fire Review & Inspection Fees	1,700		П			
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Construction Fees Total:	17,483	98.6%			-	0.0%
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			Ħ	Total Project Costs	17,733	100%

Morgan Hill

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
Sign Permit Review and Inspection	759					
			Ш			
			Ш			
			Ш			
Entitlement Fees Total:	759	19.0%	Ш	Impact / Capacity Fees Total:	_	0.0%
Construction Fees			Н	 Development Taxes		
Plan Check	1,462		╫	Strong Motion Instrument Program Assesment	25	
GPA	150		ш	gg		
Microfilm Fee	50		Ш			
Building Permit	1,539		П			
	,		П			
			Ш			
			П			
			П			
			Ш			
Construction Fees Total:	3,201	80.3%	Ш	Development Taxes Total:	25	0.6%
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				Total Project Costs	3,985	100%

Mountain View

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
DRC Minor Site Improvements	557		Ш			
New Sign	209		Щ			
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			Ш			
			Ш			
			Н			
	700	5.00/	Ш	1 (10 % 5 7.1)		0.00/
Entitlement Fees Total:	766	5.8%	₩	Impact / Capacity Fees Total:	-	0.0%
Construction Fees			Ш	Development Taxes		
Building Permit, Plan Check, Electrical Permit,				SMIP Assessment (included in Bldg Permit Fee)		
Plumbing Permit; and Mechanical Permit	12,336					
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Construction Fees Total:	40.000		Н	Development Torres Totals		
Construction Fees Total:	12,336		╫	Development Taxes Total:	-	
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			╫	Total Project Costs	13,102	100%

San Jose

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
General Plan Update Fee	75.00			CDDD Waste Deposit - \$3,500 refundable		
i i			П			
Entitlement Fees Total:	75	0.4%		Impact / Capacity Fees Total:	-	0.0%
			П			
Construction Fees				Development Taxes		
Building Permit	1,494.00		Ш			
Electrical Permit	1,500.00		Ш	B &S Tax (Building & Structure Tax)	2,725.50	
Mechanical Permit	1,500.00		Ш	CRMP Tax (Commercial, Residential, Mobile Home Pa	5,451.00	
Plumbing Permit	1,500.00		Ш	SMIPA Tax (Strong Motion Instrumentation Program A	38.16	
Fire Arch Eng Building Inspection	164.34		Ш			
Building Plan Review	1,254.96					
Fire Plan Review	657.36					
Electrical Plan Review	525.00					
Mechanical Plan Review	375.00					
Plumbing Plan Review	375.00		Ш			
Record Retention	599.40					
Building Processing Fee	27.50					
Electrical Processing Fee	27.50					
Mechanical Processing Fee	27.50					
Plumbing Processing Fee	27.50					
Fire Sprinkler Permit	450					
Fire Alarm Permit	326					
Construction Fee Total:	10,831	56.6%	Ш	Development Taxes Total:	8,215	43.0%
			Ш			
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11			Ш			
				Total Project Costs	19,121	100%

Santa Clara

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
Entitlement Fees Total:	-	0.0%		Impact / Capacity Fees Total:	-	0.0%
Construction Fees				Development Taxes		
				SMIP Assessment	42	
Building Permit Fees	1,554		Ш			
Plan Review Fee	1,476					
Microfilm Fee	40					
Electrical Permit	800					
Mechanical Permit	800					
Plumbing Permit	800					
Construction Fee Total:	5,470	99.2%			42	0.8%
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				Total Project Costs	5,512	100%

Sunnyvale

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
			П			
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			Ш			
Entitlement Fees Total:	_	0.0%			_	0.0%
Littitement i ees rotai.	_	0.070	Н	impact / Capacity i ees Total.	_	0.070
Construction Fees			Ħ	Development Taxes		
			Ш			
Permit Issuance Fee	21		П	Construction Tax	2,106	
Building Permit	2,983		П		ĺ	
Electrical Permit	165		П			
Mechanical Permit	165		П			
Plumbing Permit	165		Т			
Plan Check	2,088		Ш			
Energy Plan Check	209		Ħ			
General Plan Maintenance Fee	195		Ш			
Fire Prevention Permit	2,088		ш			
The Florence Forms	2,000		ш			
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Construction Fee Total:	8,079	79.3%			2,106	20.7%
Construction Fee Total.	0,079	13.370	Ħ		۷,100	20.770
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				Total Project Costs	10,185	100%

Project 5 Detail by Agency

INDUSTRIAL RESEARCH AND DEVELOPMENT BUILDING

Construction Assumptions:

Acreage 4.5 Lots 1 Use R&D **Square Footage** 100,000 **Stories** 3 10 Restrooms **Parking** 300 Spaces **Construction Type** Type III 1hr **Streets** Public **Sprinklers** Yes **Conditioned (HVAC)** Yes

Planning and Public Works Assumptions:

Project Requires Site Development Permit, Medium Complexity

Project Generates 128 Peak Hour Trips

Minor Grading work (1000CY), Type 2 Erosion/Sediment Control

Existing Public Street Frontage, Need \$200,000 of Frontage

Improvements (repair & upgrades)

No Public Landscaping

No Traffic Signal Work

Sewage Fees Based on R&D Use

San Jose Assumptions:

Located in San Jose Muni Water Area

Fremont

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
Preliminary Grading Plan	1,600.0		П	Capital Improvement Fees	80,600	
Improvement Plan Review	4,000.0		П	Traffic Impact Fees	224,000	
Environmental Impact Assessment	750.0			Fire Impact Fees	12,300	
Entitlement Fees Total:	6,350	1.7%		Impact / Capacity Fees Total:	316,900	85.2%
Construction Fees			Ш	Development Taxes		
Building Permit Application Fee	97		Ш			
Building Inspection Fees	19,667			SMIP Fees	\$ 1,228	
Plan Check Fees	19,667					
Electrical Inspection Fees	41					
Insulation Inspection Fees	90					
Plumbing Inspection Fees	138					
DO Fee	200					
Community Planning Fees	3,958		Ш			
County Flood Control Permit	74		Ш			
County Flood Control Inspection	450		Ш			
County Flood Control Review	3,000		Ш			
Fire Engineering and Inspection - TBD			Ш			
			Ш			
Construction Fees Total:	47,383	12.7%	Ш	Development Taxes Total:	1,228	0.3%
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				Total Project Costs	371,861	100%

Gilroy

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
PLANNING APPLICATION FEES:			П	CITY IMPACT FEES:		
ARCH & SITE APPLICATION	4,405		П	STORM DEVELOPMENT	5,634	
CATEGORICAL EXEMPTION	110		П	TRAFFIC IMPACT	399,400	
LEGAL NOTICE PUBLICATIONS	130		П	SEWER DEVELOPMENT	23,452	
County Clerk Recording Charge	50			WATER DEVELOPMENT	3,530	
				PUBLIC FACILITY IMPACT	126,800	
Entitlement Fees Total:	4,695	0.7%	Ш	Impact / Capacity Fees Total:	558,816	83.9%
Construction Fees			Н	Development Taxes		
ENGINEERING APPLICATION FEES:			ш			
PLAN CHECK AND INSPECTION	22,000		ш	State of California SMIP Fees	1,007	
CONSTRUCTION WATER	757		Ħ	State of Camornia Civili 1 ccs	1,007	
PROJECT WOULD ALSO BE REQUIRED TO FILE A PAYMEI			Ħ			
BOND AND A PERFORMANCE BOND OF \$200,000 EACH	11		ш			
BOND THE THE OTHER HOLD BOND OF \$250,000 EXCIT			ш			
BUILDING FEES 10,000 SF T.I. IMPROV:			ш			
PERMITS, PLAN CHECK, SMIP	31,170		ш			
ELECTRICAL PERMITS	15,102		ш			
FIRE INSPECTIONS AND PLAN CHECKS	505		Ш			
MECHANICAL PERMITS	15,000		Ш			
PLUMBING PERMITS	15,013		Ш			
FIRE SPRINKLERS / ALARM	2,108		Ш			
Construction Fees Total:	101,654	15.3%		Development Taxes Total:	1,007	0.2%
			Ш			
			Ш			
			Ш			
			Ш	Note: Gilroy Unified School District Impact Fees:		
			Ш	Residential of any type - \$2.24/sq. ft.		
			Ш	Commercial and industrial - \$0.36/sq.ft.		
			Ш	rates are applied to sq.ft. of net new construction		
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			Ш			10000
				Total Project Costs	666,173	100%

<u>Milpitas</u>

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			Ш	Impact / Capacity Fees		
"S" Zone Initial Deposit (4x deposit is maximum fee)	2000 - 8000			Traffic Impact Fee - \$1.00 s/f for R&D/Industrial	100,000	
Env'l Document (County Recording Fee)	50		Ш	(NOTE - there are additional traffic impact		
Consultant Deposit	5,000			fees for peak hour trips generated for		
*Redevelopable area is covered by			Ш	projects near county roads & in Midtown		
blanket EIR			Ш	Specific Plan Area)		
			Ш	Sewer connection fee	38,340	
			Ш	Treatment plant fee	63,000	
			Ш	Water connection fee	33,581	
			Ш	Storm fee	97,029	
			Ш			
Entitlement Fees Total:	13,050	2.1%	П	Impact / Capacity Fees Total:	331,950	53.8%
Construction Fees			Н	Development Taxes		
Water meter	7,612			SMIP Assessment		
Plan Check & Inspection Fees	20,000		Н	SWIF Assessment		
Building Permits (B, P, M & E)	238,863		Н			
Grading Permit	1,380		Ш			
Fire Review & Inspection Fees (w/ hazard. materials)	4,600		Н			
The Neview & Inspection Lees (W/ Hazard, materials)	4,000		Н			
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Construction Fees Total:	272,455	44.1%	Н	Development Taxes Total:	_	0.0%
Construction rees rotal.	212,433	44.1 /0	Н	Development raxes rotal.	_	0.0 /6
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 			H	Total Project Costs	617,455	100%

Morgan Hill

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
Architectural Review Board	3,742			Traffic	385,024	
Initial Environmental Report	420		П	Police	4,203	
Expanded Environmental Report (if necessary)	2,001			Fire	6,422	
County Recorder for Negative Declaration	50		П	General City	6,827	
CA Fish and Game Fee	1,250		П			
Burrowing Owl Fee	4,702					
			Ш			
			Ш			
Entitlement Fees Total:	12,165	1.4%	Ш	Impact / Capacity Fees Total:	402,476	48.0%
			Ш			
Construction Fees			Ш	Development Taxes		
Water - Meter	295		Ш	Strong Motion Instrument Program Assesment		
Water - Frontage	22,950		Ш			
Water - Off-Site	24,273		Ш			
Water - Construction Water	1,000					
Sewer - Frontage	22,950					
Sewer - Off-Site	156,403		Ш			
Storm - Off-Site	48,308		Ш			
Engineering / Inspection	23,700		Ш			
Plan Check (est)	55,682		Ш			
Permit Fee	58,268		Ш			
Site Development & Grading (Site Dev Value @	10,740		Ш			
\$600,000)			Ш			
Construction Face Totals	404 500	FO C0/	Ш	Davidanment Tavas Tatali		0.00/
Construction Fees Total:	424,569	50.6%	ш	Development Taxes Total:	-	0.0%
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			╫	Total Project Costs	839,210	100%

Mountain View

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
Development Review Permit Structures/Additions	1,974					
(> 2,000 sf)						
Initial Study	2,356					
County Clerk Recording Charge	50					
Entitlement Fees Total:	4,380	5.7%	Ш	Impact / Capacity Fees Total:	-	0.0%
Our street in France			Ш	Davidson of Torres		
Construction Fees			ш	Development Taxes	400	
Building Permit, Plan Check, Electrical Permit,	40.007		Ш	Construction Tax	480	
Plumbing Permit; and Mechanical Permit	13,087		Ш	SMIP Assessment		
 			₩			
	1,350		Н			
Sanitary Sewer On Site Facility Fee Sanitary Sewer Existing Facilities Fee**	TBD		Ш			
Water Main Existing Facilities Fee***	TBD		Ш			
Off-Site Storm Drainage Fee****	36,460		\blacksquare			
Plan Check Fee	10,500		Н			
Construction Inspection Fee	10,500		Н			
Construction inspection ree	10,500		Н			
++			Н			
			H			
Construction Fees Total:	71,897	93.7%	ш	Development Taxes Total:	480	0.6%
Gonou doubli 1 coc 1 cturi	7 1,007	001770	ш	Dovolopinioni Taxoo Totan	-100	0.070
			П			
* Reimbursement to City for past construction of treatm	nent plants and					
major trunk sewer mains						
** Reimbursment for half of average current cost of Sa						
*** Reimbursement for half of average current costs of						
**** Reimbursement of payment for storm drain improv	ements outside	of				
development						
			\prod			
			\prod			
				Total Project Costs	76,757	100%

San Jose

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
Site Dev Permit (H/HA) - Nres	22,285			CDDD Solid Waste Deposit Shell - 10,000		
Additional Fees Res	370			CDDD Solid Waste Deposit FI - 14.000		
Environmental Clearance - Nres	2,175			Water Area and Frontage Fee	14,000	
Public Noticing	145		П	Major Water Facilities Fee	25,000	
ND Noticing (Up to 4 Sheets)	129		П	Storm and Sanitary Sewer Fees	75,767	
Newspaper Noticing	680		П			
County Clerk Recording Charge	50		П			
Planning Permit Review	4,014		П			
Traffic Report Review Fee	3,837		П			
General Plan Update Fee	1,605		П			
Entitlement Fees Total:	35,290	7.5%			114,767	24.5%
			Ш			
Construction Fees				Development Taxes		
Grading Permit	1,433		Ш	Bldg & Struct Tax Shell	97,440	
Erosion / Sediment Control	876		Ш	Const Tax Dist X	8,000	
Construction E&I	37,557		Ш	SMIPA - Industrial	2,046	
Bldg Prmt - AO 100,000 SqFt Shell Building	37,565					
Elect Prmt - AO	15,000					
Mech Prmt - AO	15,000					
Bldg PC - AO	31,555					
Plbg Prmt - AO	15,000					
Record Ret/Dup	2,000					
Elect PC - AO	5,250					
Mech PC - AO	3,750					
Plbg PC - AO	3,750					
Permit Issuance - Bldg/Plumb/Mech/Elect	110					
FE-Arch Plan Review & Inspection	20,661					
Water Meter / Engineering & Inspection	15,770					
Fire Arch Plan Review & Inspection	3,042					
Fire Sprinkler Permit	2,500					
Fire Alarm Permit	326		Ш			
			Ш			
Construction Fees Total:	211,145	45.1%	Ш	Development Taxes Total:	107,486	22.9%
			Ш			
			Ш			
			Ш			
			\mathbb{H}	Total Project Costs	468,688	100%

Santa Clara

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees				Impact / Capacity Fees		
Rezoning if necessary	4,600			Sewer Connection Fee (Sewer Treatment Plant	321,000	
Negative Declaration	900			Capacity/Maintenance: \$3.00/GPD x 100,000SF		
Architectural Review	950			x 1.07 GPD/SF)		
County Notice of Determination Filing Fee	50		Ш	Traffic Impact Fee (Local: \$1.0 x 100,000 SF)	100,000	
			Ш		,	
			Ш			
Entitlement Fees Total:	6,500	0.8%	Ш	Impact / Capacity Fees Total:	421,000	53.5%
			Ш		,	
Construction Fees			Ш	Development Taxes		
Engineering & Inspection Fee (6.5% x \$200,000)	13,000			SMIP Assessment		
Storm Drain Outlet Charge (\$4,360/net acre x 4.5 net	,		Ш			
acres; assume 0 acre dedicated for public right-of-						
way)	19,620		Ш			
Sanitary Sewer Outlet Charge (\$4,360/acre x 4.5	-,		Ш			
l acres)	19,620		Ш			
Water Main (\$52/LF frontage x 443LF; assume 443 lf	10,000		ш			
of public street frontage)	23,036		Ш			
Water Service & Meters (\$4,810 per 2"service-mtr x 2	-,		ш			
each, plus \$3,350 irrig)	12,970		Ш			
Fire Service (\$15,930 per 8" service)	15,930		ш			
Street Light (\$16.25/LF frontage x 443LF frontage)	7,199		т			
Electric Service (\$87/KVA x 1,000 KVA; assume	, = =		т			
1,000 KVA load)	87,000		Ш			
Street Pavement (existing street frontage: 443LF x	,		т			
\$80.00)	35,440		Ш			
Curb & Gutter (existing street frontage: 443LF x			ш			
\$15.95)	7,066					
Sidewalk (existing street frontage: 443LF x 4.5 x	- ,0		Ш			
\$5.35)	10,665					
Plan Check	34,771		ш			
Building Permit	36,600		ш			
Misc	26,094		ш			
Fire Dept. Building Review	9,140		ш			
Fire Sprinklers (13 System)	600		ш			
Underground Fire Services	450		ш			
Construction Fees Total:	359,201	45.7%			-	0.0%
			Ш			
			Ш	Total Project Costs	786,701	100%

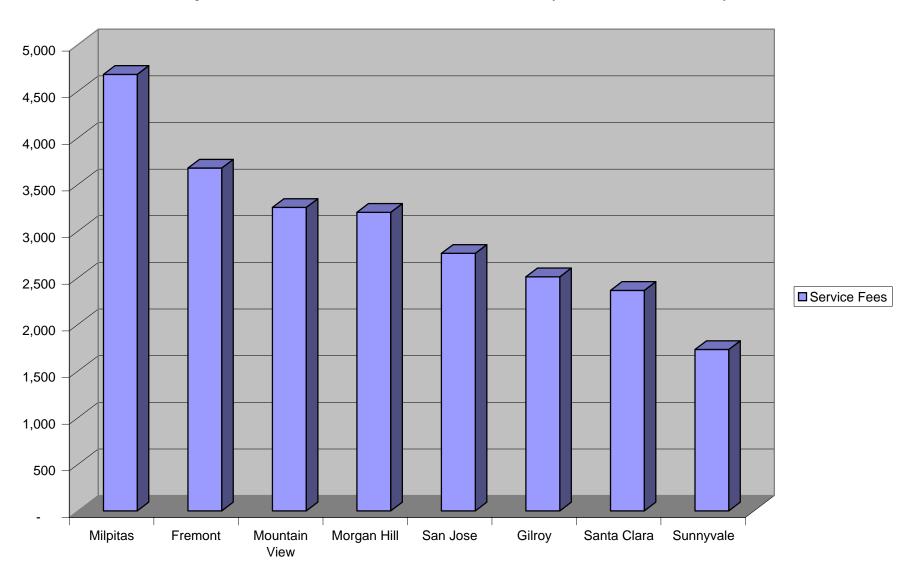
Sunnyvale

Cost Components:	Project Cost	%		Cost Components:	Project Cost	%
Entitlement Fees			П	Impact / Capacity Fees		
			П			
Use Permit	2,550		П	Transportation Impact Fee	224,182	
Environmental Review	585		П	Storm Drain Connection	31,208	
			П	Sewer Connection	421	
			П	Encroachment Permit Fee	106	
				Water Connection	24,385	
				_		
Entitlement Fees Total:	3,135	0.7%		Impact / Capacity Fees Total:	280,302	63.8%
			Ш			
Construction Fees			Ш	Development Taxes		
			Ш			
Permit Issuance Fee	21		Ш	Construction Tax	48,600	
Building Permit	39,674		Ш			
Electrical Permit	165		Ш			
Mechanical Permit	165		Ш			
Plumbing Permit	165		Ш			
Plan Check	27,772		Ш			
Energy Plan Check	2,777		Ш			
General Plan Maintenance Fee	4,500					
Fire Prevention Permit	27,772					
Grading Permit	793					
Water Meter (assume 4")	3,813					
Construction Fees Total:	107,617	24.5%		Development Taxes Total:	48,600	11.1%
			Ш			
			\prod			
			\prod			
				Total Project Costs	439,654	100%

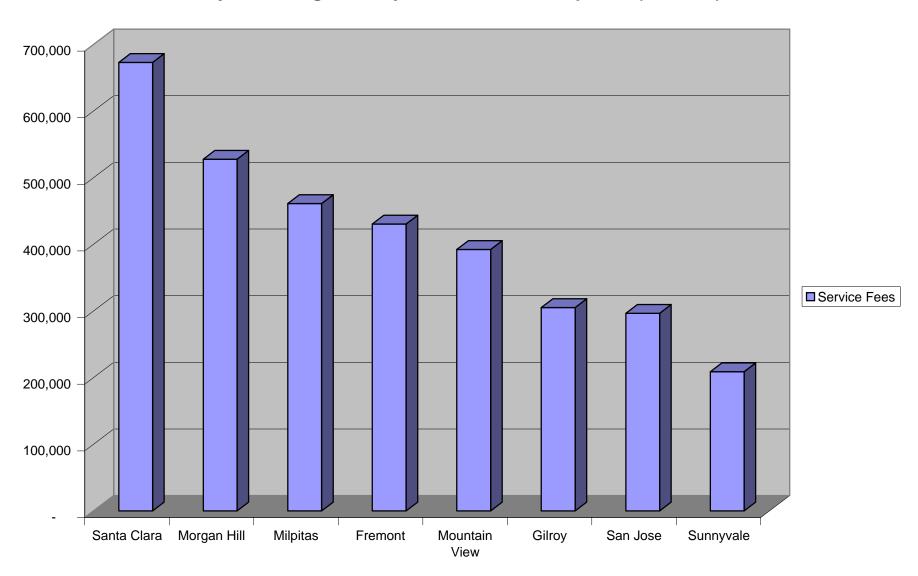
2004-05 South Bay Area Cost of Development Survey

SERVICE FEE COMPARISON CHARTS

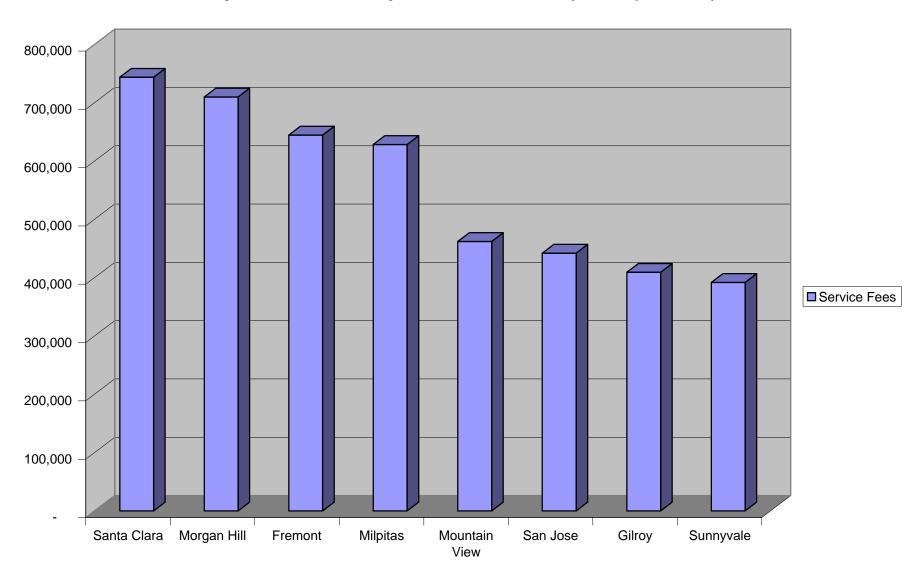
Project 1 - Residential Addition / Alteration (Valuation \$120,000)



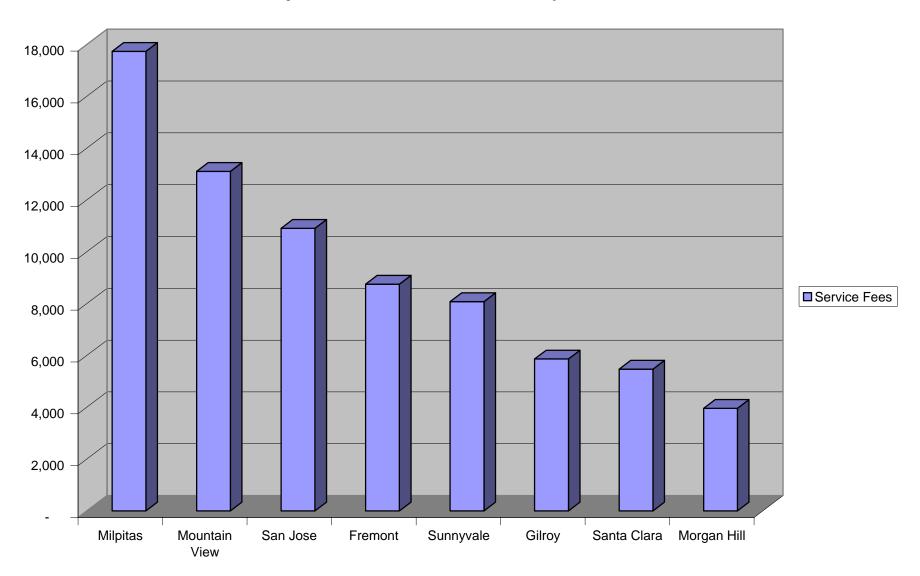
Project 2 - Single Family Residential Development (50 Units)



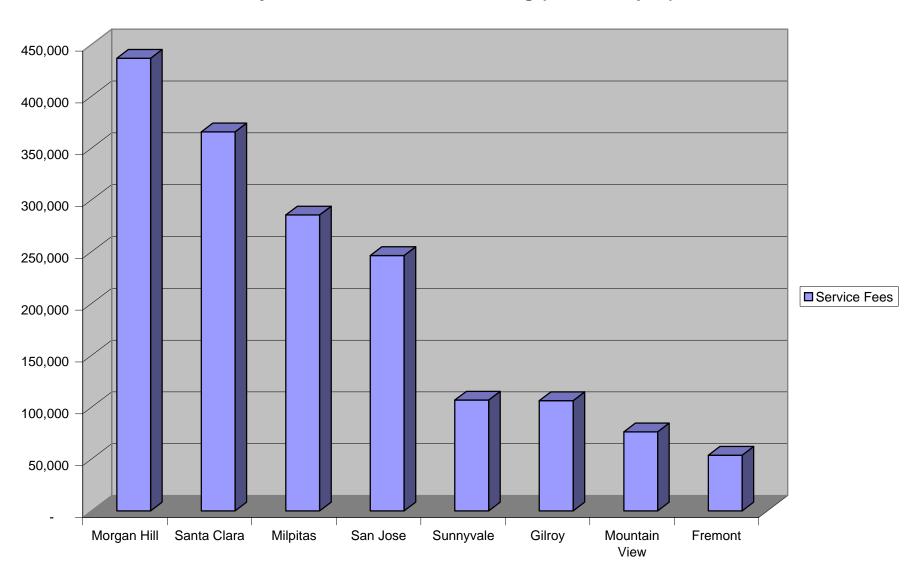
Project 3 - Multi-Family Residential Development (96 Units)



Project 4 - Commercial Tenant Improvement



Project 5 - Industrial R&D Building (100,000 sq. ft.)



2004-05 South Bay Area Cost of Development Survey

ACKNOWLEDGEMENTS

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